





111 West Chesapeake Avenue  
Towson, MD 21204

887-3354

September 4, 1991

Mr. & Mrs. Gary E. Wilhelm  
10879 Sandringham Road  
Cockeysville, MD 21030

RE: Item No. 63, Case No. 92-53-A  
Petitioner: Gary E. Wilhelm, et ux  
Petition for Residential Variance

Dear Mr. & Mrs. Wilhelm:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures



111 West Chesapeake Avenue  
Towson, MD 21204

887-3354

Your petition has been received and accepted for filing this

9th day of August, 1991.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:

*James E. Dyer*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Gary E. Wilhelm, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: August 23, 1991

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Townshend Property, Item No. 57  
Chancellor " " 58  
Kane " " 59  
Goldman " " 60  
Anton " " 61  
Wilhelm " " 63

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL:rdn  
ITEM57/ZAC1

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

DATE: August 29, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for August 29, 1991

The Developer's Engineering Division has reviewed the subject zoning items and has no comments for Items 55, 57, 58, 59, 60, 61 and 63.

For Item 57, this site must be submitted through the minor subdivision process for review and comments.

For Item 45, a revised County Review Group Meeting is required for these additions.

For Item 47, the previous County Review Group Comments are still applicable.

For Item 56, the location given for the sign appears to be within the right of way of the public road.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E.  
Developer's Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: RICHARD F. SEIM, PLANS REVIEW CHIEF,  
DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 63  
PROPERTY OWNER: Gary E. Wilhelm, et ux

LOCATION: S/S Sandringham Road, 460' E of centerline  
Royal Mews (#10879 Sandringham Road)  
ELECTION DISTRICT: 8th  
COUNCILMANIC DISTRICT: 3rd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

( ) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.02.02, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

( ) PARKING LOCATION ( ) RAMPS (degree slope)  
( ) NUMBER PARKING SPACES ( ) CURB CUTS  
( ) BUILDING ACCESS ( ) SIGNAGE

( ) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

(X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.

( ) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

( ) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 517.0 COUNCIL BILL #192-90 (BALTIMORE COUNTY BUILDING CODE).

( ) OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1990 NATIONAL BUILDING CODES AS ADOPTED BY COUNTY COUNCIL BILL #192-90 EFFECTIVE 1/13/91



700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

CALL 887-3500

SEPTEMBER 16, 1991

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: GARY E. WILHELM

Location: #10879 SANDRINGHAM ROAD

Item No.: 63 Zoning Agenda: AUGUST 20, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: *James E. Dyer* Noted and Approved  
Planning Chief Fire Prevention Bureau  
Special Inspection Division

JP/KFK

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: September 26, 1991

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: August 20, 1991

This office has no comments for item numbers 45, 52, 55, 56, 57, 58, 59, 60, 61 and 63.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

August 25, 1991

Hearing Officer  
Baltimore County  
Dept. of Zoning

Re: Case # 92-53A

Dear Sir:

This afternoon my variance posting sign was delivered to my home by West Staley. Upon delivery my husband & I noted to Mr. Staley that the wording on the sign was incorrect. Mr. Staley promptly phoned the office to report the error.

I came in about an hour later personally to see if I could help to correct the situation. I initialed changes on my petition for residential variance (all 3 copies) and initialed the appropriate revision to be placed on my sign.

So, hopefully, my petition for a variance will read as follows:  
-to allow a side yard setback of 3 ft. in lieu of the minimum required 10 ft. (not 20 ft. as stated on the sign upon delivery to my home)

I trust this will not delay the process and thank you for your consideration and attention to this matter.

Sincerely,  
Mary K. Wilhelm  
August 23, 1991

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 10879 SANDRINGHAM ROAD

Subdivision name: SOUND DALE

plat books 33 folios 85 lots 57 section 04

OWNERS: Mary K. Wilhelm

92-53-A

Petitioner's Exhibit 1

LOCATION INFORMATION

Councilmanic District: 3rd

Election District: 8th

1"=200' scale map: NE 18-A

Zoning: DR-3.5

Lot size: .25 acreage 10,680 square feet

SEWER: ☒ WATER: ☒

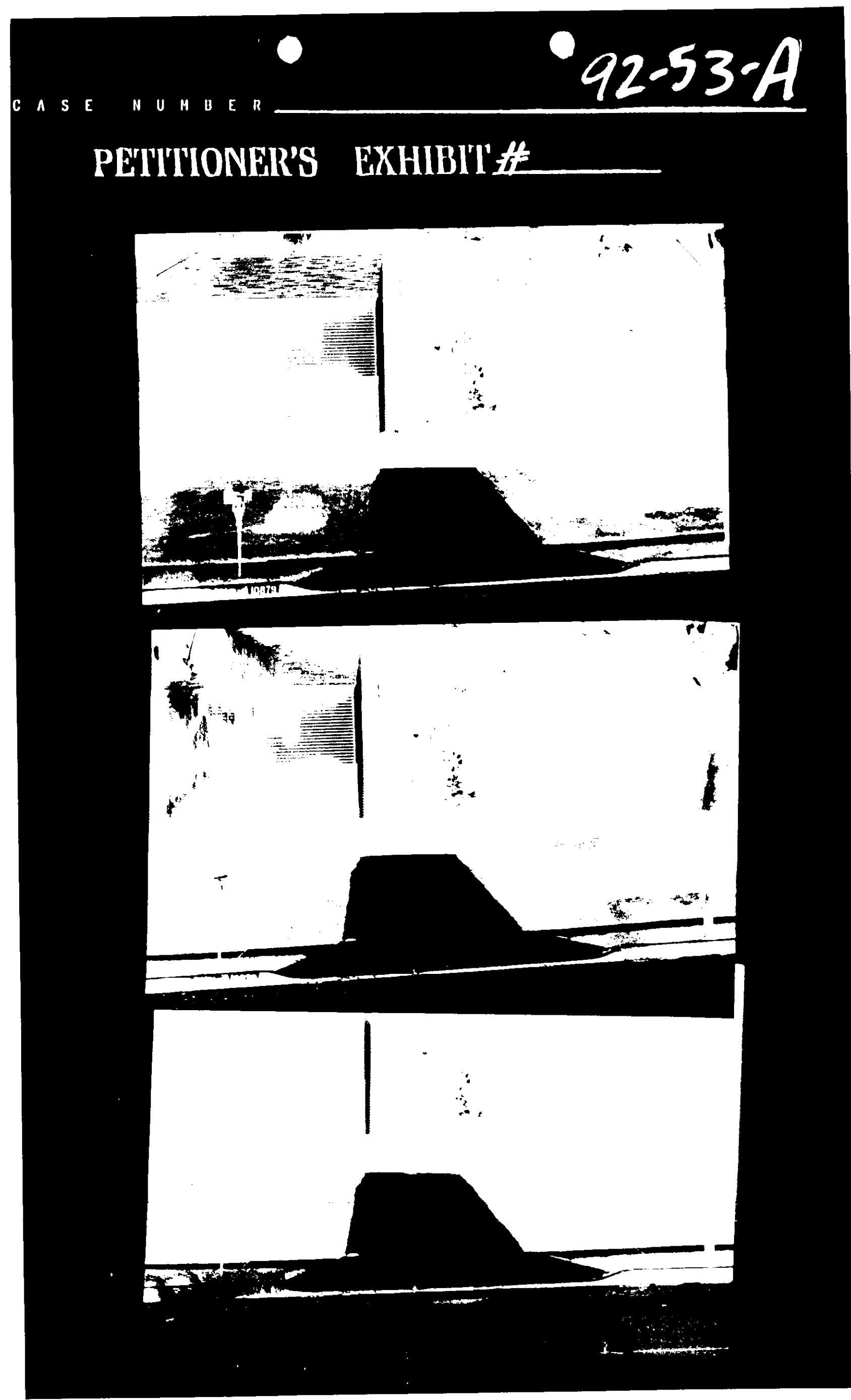
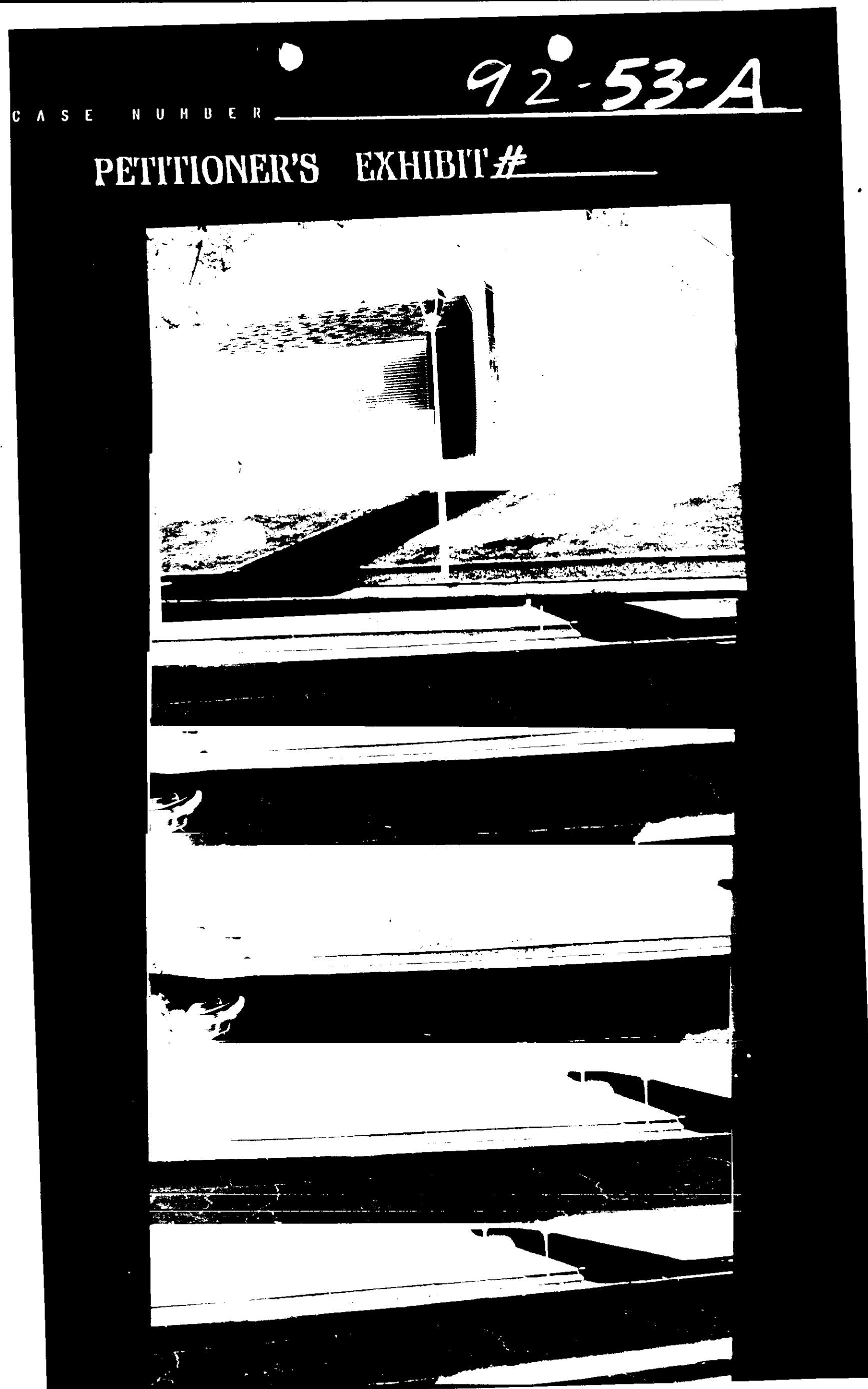
Chesapeake Bay Critical Area: ☐

Prior Zoning Hearing: None

Zoning Office USE ONLY!

reviewed by: 63 ITEM #: 63 CASE: 63

Scale of Drawing: 1"= 50'

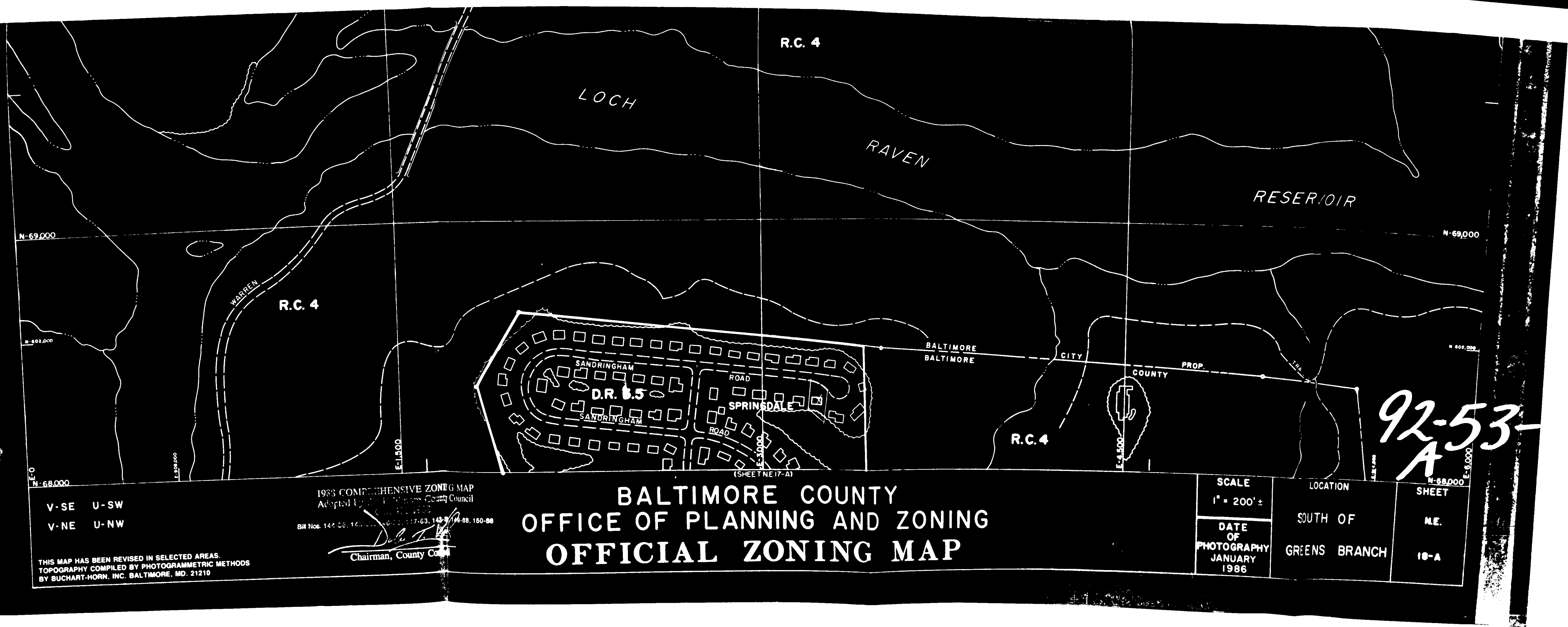


#63

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE 1" = 200' ±	LOCATION SOUTH OF GREENS BRANCH	SHEET N.E. 18-A
DATE OF PHOTOGRAPHY JANUARY 1986		



#63